

County of Loudoun
Department of Planning
MEMORANDUM

DATE: February 1, 2010

TO:	Building and Development	Mike Seigfried	MS 60A
	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Mark Stultz (3)	MS 60
	Office of Transportation Services	Terri Smithson	MS 69
	Parks, Recreation & Community Services	Mark Novak	MS 78
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (2)	MS 00

FROM: Mike Elabarger
Project Manager

RE: **ZCPA 2009-0007 & ZMOD 2009-0004 -- Belmont Glen Village**

APPLICANT RESPONSE TO SECOND REFERRAL COMMENTS

COMMENT **February 16, 2010**
DUE DATE:

(Note: Please provide referral comments, one paper copy as well as one electronic copy to Mike.Elabarger@loudoun.gov by the due date. If you have any questions, please contact me at 703-737-8506.)

IF you need to write a 3rd Referral, please do so and try to submit by the requested due date. If all issues and comments have been addressed, an email stating so with suffice. If you wish to meet with the applicant, please let me know and I will arrange ASAP.

NOTE: I will be out of the office from February 1st – 12th – if you need to contact or meet with the applicant during this time, please keep me apprised of it through email.

Please find the enclosed information for your review: **If no hard copy is provided, see LIMS documents. Please also see LMIS or the public hard copy file for the already approved ZMAP-2004-0006.**

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| 1. | Response to 2 nd Referral Comments, dated January 29, 2010 | |
| 2. | Draft Proffer Statement, revised dated January 22, 2010 | |
| 3. | Letter, Wells + Assoc. to VDOT, dated January 22, 2010 | (OTS, VDOT only) |
| 4. | Letter, Virginia Dept. of Environmental Quality to Applicant, dated July 8, 2009 | (ERT, PRCS only) |
| 5. | ZCPA Plat dated June 12, 2009 and revised January 22, 2010 | |

ZCPA 2009-0007 & ZMOD 2009-0004
Belmont Glen Village

APPLICANT/OWNER: Bayshire, LC
Richard D. Entsminger, Manager
1355 Beverly Road, Suite 240
McLean, VA 22101
703-734-9730

REPRESENTATIVE: Walsh, Colucci, Lubeley, Emrich & Walsh, PC
Christine E. Gleckner, AICP
One East Market Street
Leesburg, VA 20176
571-209-5776
cgleckner@ldn.thelandlawyers.com

PROPOSAL: A **Zoning Concept Plan Amendment** to amend ZMAP 2004-0006, the approved concept plan for R-8 traditional design option to standard R-8. Also, a **Zoning Modification** to modify Sections 3-509(C), 4-109(C), 4-110(I), and 7-103(A)(1).

LOCATION: 21361 Belmont Ridge Road, Ashburn, VA

TAX MAP/PARCEL: Tax Map— /78/////////9/ MCPI—195-19-3084-000

CURRENT ZONING: PD-H3 as Traditional R-8

RESIDENTIAL UNITS: 196 single-family detached

SURROUNDING ZONING/LAND USES:

NORTH	TR-10	Residential
SOUTH	R-1 & R-8	Residential/Reservoir
EAST	PD-H4	Residential/Vacant
WEST	PD-RV& TR-10	Conservancy lot/Residential

ELECTION DISTRICT: Dulles